

Town & Country

Estate & Letting Agents

Hill Street, Rhos, Wrexham

Asking Price £159,950



A delightful three-bedroom detached family home, located in the popular village of Rhos. Offering an abundance of character, with the advantage of gas central heating and UPVC double glazing. Having spacious living accommodation including two reception rooms, a rear garden, brick outbuildings and a detached garage.

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DESCRIPTION

This lovely property offers an abundance of space and character having the advantage of gas central heating and UPVC double glazing. Providing flexible family accommodation, the property comprises of an entrance hall with pine doors leading to the sitting room and living room and a good sized kitchen/diner. The first-floor landing leads to all three bedrooms and the family bathroom. The front of the property has a low brick wall and iron railings with matching iron gate opening to a well-stocked and colourful garden and pathway. The pathway leads to the front door and alongside the property through a timber gate to the rear garden. The rear garden is predominantly paved with well stocked and colourful borders, two brick buildings and access to a detached garage.

LOCATION

The property is ideally located for access to the A483 bypass allowing great transport links and within easy walking distance of the Medical Centre, The Stiwt Theatre, local shops and Primary Schools.

DIRECTIONS

From Wrexham head north-west on St Giles Way, Turn left onto Bridge Street/A5152. At the roundabout, take the 2nd exit onto Wrexham Road/B5605. Continue to follow B5605. Turn right onto Maelor Road/B5426. Continue to follow B5426. Turn right onto Duke Street and the destination will be on the right, the property will be identified by our For Sale Board.

ENTRANCE HALL

The property is entered through a UPVC front door which opens to a radiator and partially panelled walls. Stairs off rising to the first floor accommodation and pine interior doors opening to the sitting room and living room.



SITTING ROOM

11'5 x 8'9

With a window facing the front elevation and a radiator below, a picture rail and a gas fire with a quarry tiled hearth and Adam style surround.



LIVING ROOM

12'5 x 12'2

A double aspect room with a window facing the side and rear elevations, a radiator, a gas fire with ornate surround and a folding glazed door opening to the kitchen/diner.

KITCHEN/DINER

15' 8 x 9'3

The kitchen is fitted with a range of light wood grain style wall base and draw units, complemented by stainless steel handles. A work surface space houses a stainless steel one and a half bowl sink unit with mixer tap and tiled splashback, there is space for a cooker and plumbing for a washing machine. A Radiator and under stairs storage cupboard, window facing the rear and side elevations, a wall mounted gas Worcester combination boiler and a UPVC opaque double glazed door opening out to the rear of the property.

FIRST FLOOR LANDING

With a continuation of the partially panelled walls from the entrance hall and having a pine banister with spindle balustrades, a radiator, access to the loft, a fitted floor to ceiling storage cupboard and doors opening to all three bedrooms and to the bathroom.



BEDROOM ONE

13'6 x 9'8

Having two windows facing the front elevation, a picture rail, a radiator and a range of fitted wardrobes with sliding doors one having a mirror insert and luggage cupboards above.



BEDROOM TWO

12'3 x 9'3

With a window facing the rear elevation, a radiator, a picture rail and two sets of floor to ceiling fitted wardrobes with luggage cupboards above.



BEDROOM THREE

10'0 x 5'8

Fitted with a range of wardrobes, a radiator and window to the side elevation.



BATHROOM

The bathroom is installed with a three-piece suit comprising a panelled bath with mixer tap and shower extension along with a protective folding glass screen. A pedestal wash hand basin, a low level WC and radiator. Partially tiled walls and a panelled ceiling along with an opaque window facing the side elevation.



EXTERNALLY

The front of the property has a low brick wall and iron railings with matching iron gate opening to a well stocked and colourful for garden and pathway. The pathway leads to the front door and along side the property through a timber gate to the rear garden. The rear garden can be accessed through a timber gate from the side of the property or vehicular access and pedestrian access again via a timber gate located to the rear of the property. The rear garden is predominantly paved with well stocked and colourful borders, two brick buildings and access to a detached garage .



REAR GARDEN

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council Tax: D £2014

ARRANGE A VIEWING

Please contact a member of the team and they will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Wrexham on 01978 291345.

SUBMIT AN OFFER

If you would like to submit an offer please contact the Wrexham branch and a member of the team will assist you further.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	